Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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11909 CYGNET Boulevard
Grande Prairie, Alberta

MLS # A2351562



$779,900

Division:	Crystal Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, See Remarks, Unde		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Cedar Shake	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Metal Frame, Silent Floor Joists, Stucco, Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: GARAGE HEATER

IMMEDIATE POSSESSION ON THIS CRYSTAL LAKE BEAUTY BACKING ONTO CHANDELIER PARK! Executive custom built family home! Meticulously cared for and fully renovated by one Owner. There is a main floor flex room which can be used as an office, a playroom, a private dining area or a quiet room. The main floor features an extra large laundry room/2 pc powder room just off the entrance to the garage. The laundry room features a square double corner sink and custom granite countertops. The kitchen island is a show stopper and is the main focus of the chef inspired kitchen. The island is 10'3" x 6' exotic leather finished stone island with storage cabinets. This is the focal point and will host many large family gatherings. The new Jenn Air cooktop is conveniently located in the island. The family Chef will appreciate the functional design of the kitchen. New Fridge. Dishwasher and cooktop brand new 2025. The corner pantry features solid painted wood shelves. The custom black oak Lafleur Cabinets includes many pots & pans drawers. The great room features solid oak hardwood floors, a custom stone wall and a cozy natural gas fireplace for those cold winter nights. Custom new metal railing fabricated and installed by Metal Lord Daniel(2025). All new light fixtures installed thru out the home. As you enter the second level you are graced by a large hardwood foyer, the kids bedrooms and jack & jill bathroom on your right and the master suite is on the left. The kids bathroom has a custom granite countertop with double sinks. The shower and toilet have a separate room with a privacy door. The master suite faces west and has large windows so you often get a great view of the gorgeous sunsets. The master suite features 3/4 inch maple hardwood flooring. The walk in closet features custom built in shelving. As you enter the oversized ensuite you feel like you

entered your own personal spa! There is an abundance of maple cabinets for storage and the golden quartz countertops are next level. Every lady will love the separate vanity for her morning skincare ritual. The corner jacuzzi tub is perfect for an evening soak by the moonlight. There are built in speakers through out the home to create a soothing ambiance. The backyard faces South/East so you will enjoy many of the glorious sunrise views from your kitchen/great room. The 9' Basement has a massive games room for the kids and 1 bed & 1 bathroom. The yard features many beautiful lilacs and flowering trees which attract the birds to create a little heaven on earth. Custom concrete curbing around all flower beds and in-ground sprinklers. There are 2 cement patios for outdoor entertaining. NEW 40' TREX composite deck (2026) has black regal railing with glass inserts. New Cedar roof Nov 2023. New Lennox furnace 2026. Triple garage is fully finished and heated. Garage middle bay is 30 feet long. IMMEDIATE POSSESSION POSSIBLE ! Seller is a Licensed Realtor in the Province of AB

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